

RIVERCOURT METHODIST CHURCH KING STREET LONDON W6 9JT



**CLASS E BASEMENT PREMISES AVAILABLE ON A NEW LEASE
SUITABLE FOR A NURSERY – 2,388 SQ. FT. (222 SQ. M.) – INCLUDES A YARD
APPROX. 200 METRES FROM RAVENSCOURT PARK**

TO LET

Location:

The subject property is situated at basement level beneath the Rivercourt Methodist Church on King Street (A315), approximately half a mile to the west of Hammersmith Broadway. The premises is a short walk from the Hammersmith Town Hall refurbishment site which will provide a civic campus comprising new homes, office, leisure, and retail space. King Street is a vibrant high street and affluent residential location, and is home to national providers including Lloyds Bank, Marks & Spencer, JD Wetherspoons, and Boots. It is well-served by transport routes, including the A4/M3, and is a 2-minute walk (0.1 miles) from Ravenscourt Park Underground (District Lines).

Description:

The subject unit is arranged over basement level and is accessed via a steel open tread staircase from the side gate in the western elevation fronting Rivercourt Road. The unit benefits from numerous existing rooms, a kitchenette, infant and adult WCs and two emergency escape routes. A small yard is included which is accessed from the ground floor at street level.

Accommodation Schedule:

| Floor | Net Internal Floor Area |
|--------------|-----------------------------------|
| Basement | 2,388 sq. ft. / 222 sq. m. |
| Total | 2,388 sq. ft. / 222 sq. m. |
| External | 640 sq.ft. / 59.45 sq.m. |

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £34,000; however, interested parties should make their own enquiries of the rates payable.

EPC:

EPC is being commissioned and a copy will become available on request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews. The lease is to be contracted outside the Landlord & Tenant Act 1954.

Rent:

£39,400 per annum, exclusive of other outgoings.

Contacts:

Emily Bradshaw- D: 020 8222 9947
 M: 07920 769395
 E: e.bradshaw@willmotts.com

Huseyin Zafer- D: 020 8222 9901
 M: 07918 482210
 E: h.zafer@willmotts.com

Varol Zafer- D: 020 8222 9946
 M: 07900 224967
 E: v.zafer@willmotts.com

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation on or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.